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WARRANTY DEED  
Corporation

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## KNOW ALL MEN BY THESE PRESENTS

That, **SERVICENTER, INC.**, a corporation organized and existing under the laws of the State of Maine, and located at Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ELM PLAZA CORPORATION**, a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, whose mailing address is P.O. Box 296, Waterville, ME 04901, the receipt whereof it does hereby acknowledged, does hereby give, grant, bargain, sell and convey, unto the said **ELM PLAZA CORPORATION**, its successor/successors and assigns forever,

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Commencing at a point in the westerly line of property leased by Foresite, Inc. to McDonald's Corporation which point is thirty-six and sixty-two hundredths feet (36.62') southerly of the northwesterly corner of property occupied by McDonald's Corporation; thence South two degrees forty-two minutes seventeen seconds West (S 2° 42' 17" W) a distance of one hundred eighty-two and ninety-eight hundredths feet (182.98') to an existing iron pin; thence South twenty-three degrees eighteen minutes seven seconds West (S 23° 18' 7" W) along the northwesterly line of property owned by Tico Corporation a distance of one hundred five and fifty-four hundredths feet (105.54') to an existing iron pin; thence North sixty-six degrees forty-one minutes fifty-three seconds West (N 66° 41' 53" W) along the northerly line of property owned by Tico Corporation a distance of one hundred fifteen and forty-six hundredths feet (115.46') to an iron pin; thence in the same course and direction North sixty-six degrees forty-one minutes fifty-three seconds West (N 66° 41' 53" W) a distance of six hundred fifty-one and fifty-six hundredths feet (651.56') to an iron pin set; thence North twenty-three degrees eighteen minutes seven seconds East (N 23° 18' 7" E) along the easterly line of premises owned by Foresite, Inc. (successor in interest to Rosenthal Investments, Inc.) a distance of one hundred nine and sixteen hundredths feet (109.16') to an iron pin set; thence North sixty-six degrees forty-one minutes fifty-three seconds West (N 66° 41' 53" W) a distance of thirty-three and twenty-eight hundredths feet (33.28') to an iron pin set; thence North ten degrees forty-two minutes forty seconds West (N 10° 42' 40" W) along the easterly line of premises of Foresite, Inc. a distance of two hundred forty and ninety-four hundredths feet (240.94') to an iron pin set; thence South sixty-six degrees thirteen minutes thirty seconds East (S 66° 13' 30" E) along the southwesterly line of the Waterville Shopping Trust a distance of two hundred twenty-three and thirty-five feet (223.35') to an iron pin set; thence South two degrees forty-two minutes seventeen seconds East (S 2° 42' 17" E) a distance of thirty-six and sixty-two feet (36.62') to an iron pin set; thence South sixty-six degrees thirteen minutes thirty seconds East (S 66° 13' 30" E) a distance of five hundred feet (500') to an iron pin set at the point of beginning.

Also meaning and intending hereby to convey all of the easements and subject to all the conditions contained in a deed from Lewis J. Rosenthal and Robert A. Rosenthal as Trustees of Waterville Shopping Trust to Elm Plaza Tennis Co., predecessor in interest to Servicer, Inc., by deed dated June 25, 1976, and recorded in the Kennebec County Registry of Deeds in Book 1920, Page 285.

Subject to the terms and conditions of an Indenture of Reservation of Lease of even date herewith by and between Arlyne R. Sacks and

Diane Sacks Konowitz, Trustees of Waterville Shopping Trust and Elm Plaza Corporation, an abstract of which shall be recorded in the Kennebec County Registry of Deeds.

Elm Plaza Tennis Co. was merged into Servicenter, Inc. by Articles of Merger dated November 7, 1989, and approved by the Office of the Secretary of State on November 15, 1989, effective November 30, 1989.

**To have and to hold**, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **ELM PLAZA CORPORATION**, its successor/successors and assigns, to its and their use and behoof forever.

**And** the said Grantor Corporation does hereby **covenant** with the said Grantee, its successor/successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **Warrant and Defend** the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof**, the said **SERVICENTER, INC.** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert A. Rosenthal, its President, thereunto duly authorized, this 25th day of June, in the year of our Lord one thousand nine hundred and ninety.

Signed, Sealed and Delivered  
in the presence of:

Martha E. Hilds

**SERVICENTER, INC.**

By

Robert A. Rosenthal, President

STATE OF MAINE  
KENNEBEC, SS.

Dated: July 2  
June 25, 1990

Then personally appeared the above named Robert A. Rosenthal, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said Corporation.

Before me,

Albert L. Bernier  
Notary Public  
Print Name:  
My Commission Expires:

ALBERT L. BERNIER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES DECEMBER 17, 1993

SEAL

RECEIVED KENNEBEC SS.

1990 JUL 31 PM 1:00

NOTARY PUBLIC  
RECEIVED OF DEEDS